

**CITY OF MELBOURNE**  
**Affordable Housing Advisory Committee (AHAC)**  
**MINUTES OF REGULAR MEETING**  
**April 13, 2015**

**CALL TO ORDER**

A regular meeting of the AHAC was held in Council Chambers at City Hall on this date. Kevin Smith, Acting Chair called the meeting to order at 6 p.m.

**a. Pledge of Allegiance**

All present gave the Pledge of Allegiance to the Flag of the United States of America.

**b. Roll Call**

The following members and officials were:

Present:

Also Present:

Joan Strandjord, Member

Kevin M. Smith, Member: Acting Chair

Maryjane Wysocki, Member

Ty Buterbaugh, Member

Ken Lebron, Member

Jeff Higgins, Planner

Denise Carter, Housing & Improvement Manager

Kelly Calvacca, Program Administrator

Belinda Dewitt, Recording Secretary

**APPROVAL OF MINUTES:** The AHAC committee needed 6 members for a quorum to vote on approval of the August 11, 2014 and March 9, 2015 minutes. Those minutes will be included with the next meeting agenda set for Monday May 11, 2015.

**PUBLIC COMMENTS: NONE**

**ELECTION OF AHAC OFFICERS 2015:**

Needed 6 members for a quorum to vote on the election of officers this item/topic will be added to the next meeting agenda set for Monday May 11, 2015.

**HOUSING PROGRAM UPDATES:**

Denise Carter talked with the committee members present about the Community Development Expo held on April 9, 2015. She also provided additional information regarding Booker Garden 2014 Tax Credit Application results. Denise will research and bring in information back to the committee on how the lottery process worked for housing tax credit projects. Kevin Smith asked how the vacant seats will be filled. Kelly Calvacca briefly discussed plans to reach out to the community to fill vacant committee seats. Will be sending out 2015 meeting dates, and discussed not meeting in July due to conflicting schedules.

**STAFF DISCUSSION 2015 INCENTIVE REVIEW AND RECOMMENDATION REPORT.**

Jeff Higgins, Planner reviewed the first four incentives and recommendation report.

- a. Expedited processing of approvals of development orders or permits, as defined in F.S. § 163.3164(7) and (8), for affordable housing projects.
- b. The modification of impact fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- c. The allowance of flexibility in densities for affordable housing.
- d. The reservation of infrastructure capacity for housing of very low-income persons, low-income persons, and moderate-income persons.

Kevin Smith expressed concern that there is due diligence in place during the process between developers, planning and zoning boards and legal representation. Joan Strandjord inquired about the modification of impact fee requirements and if including reduction or waiver of fees has been waived indefinitely. Jeff replied transportation impact fees are not waived indefinitely for commercial and industrial projects but rather on a time schedule determined by the City Council. Residential development transportation impact fees are not waived. Transportation impact fees for an affordable housing project may defer payment for a specific amount of time, but are ultimately due to be paid in full. Ty Buterbaugh questioned how many projects have been approved and completed to receive deferral, Jeff explain that Booker Gardens was the only one at this time with site plan approval. The deferral of transportation impact fees has not been enacted due to this project not currently beginning construction. Tucker Heights has utilized the affordable housing development standards, but they did not choose to defer transportation impact fees. Kevin Smith asked if the incentive of a moratorium on transportation impact fees bring new development/or business to the area. Jeff stated that it should bring new industry to the area, however they may not bring in very-low, and low and moderate income persons to the area seeking the affordable housing developments we are trying to promote. Ken Lebron questioned if a development-apartments can be partially affordable housing 30% or 40% set-a-sides for very-low and low income persons. Jeff stated use standards for an affordable housing project require at least 30 percent of the apartment units must be occupied by individuals or families with annual incomes at or below 120 percent of the median annual income. The remaining apartment units could be market rate. Jeff said he would encourage developers to build such housing to accommodate a wide range of income levels.

**ADJOURNMENT:** Moved by Wysocki/Strandjord to adjourn. **Motion approved.** The meeting adjourned at 7:30 p.m.

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Kelly A. Calvarca, Recording Secretary

5/11/2014